087.0	0001	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,300 / 754,300
					USE VALUE:	754,300 / 754,300
					ASSESSED:	754,300 / 754,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
77		OAK HILL DR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIEGEL JEFFREY S & NANCI M		
Owner 2:			
Owner 3:			
Street 1:	77 OAK HILL DRIVE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	THISSEN MARIAN E -
Owner 2:	-
Street 1:	9800 COLLINS AVE #102
Twn/City:	BAL HARBOUR
St/Prov:	FL Cntry:
Postal:	33154

NARRATIVE DESCRIPTION

This parcel contains 7,840 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7840.000	292,400	3,300	458,600	754,300
Total Card	0.180	292,400	3,300	458,600	754,300
Total Parcel	0.180	292,400	3,300	458,600	754,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 402.94 | /Parcel: 402.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 54979
GIS Ref:
GIS Ref:
Insp Date: 10/16/18

!7072!

PREVIOUS ASSESSMENT

Parcel ID: 087.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	292,400	3300	7,840.	458,600	754,300	754,300	Year End Roll	12/18/2019
2019	101	FV	231,400	3300	7,840.	425,900	660,600	660,600	Year End Roll	1/3/2019
2018	101	FV	231,400	3300	7,840.	425,900	660,600	660,600	Year End Roll	12/20/2017
2017	101	FV	231,400	3300	7,840.	373,500	608,200	608,200	Year End Roll	1/3/2017
2016	101	FV	231,400	3300	7,840.	340,700	575,400	575,400	Year End	1/4/2016
2015	101	FV	217,000	3300	7,840.	301,400	521,700	521,700	Year End Roll	12/11/2014
2014	101	FV	217,000	3300	7,840.	285,000	505,300	505,300	Year End Roll	12/16/2013
2013	101	FV	217,000	3300	7,840.	271,300	491,600	491,600		12/13/2012

PRINT

Date	Time
12/10/20	21:45:04

LAST REV

Date	Time
08/12/19	10:04:36

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7072

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
THISSEN MARIAN	43294-213		7/15/2004		480,000	No	No		
	7635-488		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	54979
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2016	948	Manual	4,000		7/1/2016			Build new overhang
6/13/2016	800	Window/S	22,900					
4/9/2013	512	Manual	14,500	C				
10/18/2004	1044	Redo Kit	18,800			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	BS	Barbara S
5/30/2013	Info Fm Prmt	EMK	Ellen K
4/6/2009	Meas/Inspect	345	PATRIOT
4/22/2005	Permit Visit	BR	B Rossignol
11/17/2004	MLS	MM	Mary M
4/3/2000	Measured	263	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7840		Sq. Ft.	Site		0	70.	0.84	12									458,638						458,600	

Total AC/HA:	0.17998	Total SF/SM:	7840	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	458,638	Spl Credit		Total:	458,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Average
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29102564
Const Adj.:	0.99989998
Adj $ / SQ:	135.544
Other Features:	92907
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	359174
Depreciation:	66806
Depreciated Total:	292368

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2004
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

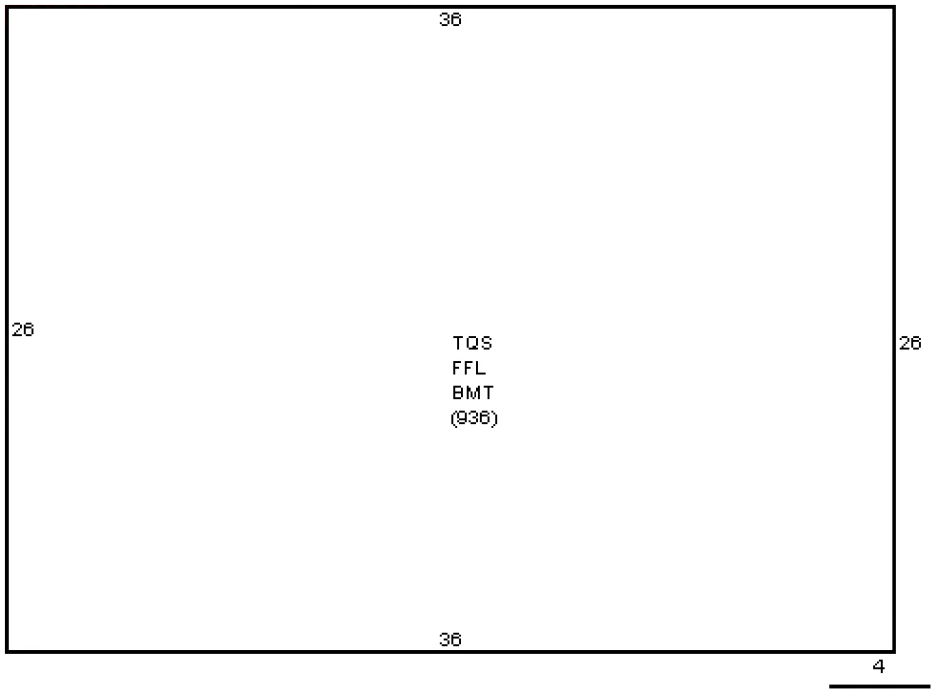
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	135.54
Special Features:	0	Val/Su Net:	113.60
Final Total:	292400	Val/Su SzAd	178.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	47.270	44,246
FFL	First Floor	936	135.540	126,869
TQS	3/4 Story	702	135.540	95,152
	Net Sketched Area:	2,574	Total:	266,267
Size Ad	1638	Gross Are	2808	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 087.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1947	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:	Total: 3,300